



GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Land required for weaker section housing programme - Certain Govt Lands/ Assigned Lands identified in Kommadi and Paradesipalem Villages, Visakhapatnam (Rural) – Mobilization of land through land pooling process - Formulation of guidelines for implementation of land pooling scheme by arranging developed land to be compensated for each categories of Assignee and other occupants- Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 268

Dated: 09-08-2018

Read the following:

1. G.O.Ms.No.290, MA & UD (H) Department, Dated: 14.11.2016.
2. G.O.Ms. No.304, MA&UD(H) Department, Dated:25.11.2016.
3. G.O.Ms. No.18, MA&UD(H) Department, Dated:06.01.2017.
4. From the District Collector, Visakhapatnam, Lr.No.1327/2013/E2, dated 16.03.2018.

ORDER:

In the G.O. 1st read above, Government have issued orders formulating VUDA land pooling scheme (formulation & implementation) Rules, 2016 with a direction to the VC, VUDA to initiate the land pooling process and furnish the individual land pooling scheme proposals in detail to the Government for taking further necessary action.

2. In the G.O.2nd read above, Government have authorized the Vice-Chairman, Visakhapatnam Urban Development Authority to take up the individual land pooling scheme proposals in detail in Visakhapatnam District under VUDA LPS duly fixing the ratio of land between VUDA and individual.

3. In the G.O.3rd read above, Government have issued orders constituting the Officers Committee to examine each and every land pooling proposals with reference to land pooling guidelines and policy and to recommend the fit cases to Government.

4. In the letter 4th read above, the Collector, Visakhapatnam District has reported that, he has already furnished a detailed report to CCLA/ Government (Revenue) with a request to formulate necessary guidelines/orders for taking the identified lands by arranging developed land to be compensated for each categories of Assignee, Encroacher (4C, Non-4C, Purchaser of assigned lands) under land pooling scheme, so as to enable the District Administration to implement the Housing Scheme for weaker section which is an important flagship programme of Government. Further reported that, the Tahsildar, Visakhapatnam (Rural) has submitted a report duly furnishing the categories of occupants of the lands proposed to be taken under lands pooling scheme for utilizing the same under "Housing for All" scheme and the details are as follows:

Category of land	Total No. of Persons	Total extent
Kommadi Village:-		
Assignment	9	43.93
POT	14	37.02
Encroachment	5	20.40
<i>Total</i>	26	101.35
Paradesipalem Village:-		
Assignment	2	15.08
POT	14	28.74
Encroachment	1	4.60
<i>Total</i>	17	48.42
Grand total	43	149.77

5. The District Collector, Visakhapatnam has therefore, requested the Government to issue early orders by formulating guidelines for procuring the identified lands by arranging developed land to be compensated for each categories of Assignee, Encroacher (4C, Non-4C, Purchaser of assigned lands) under land pooling scheme, so as to utilize the lands for Housing Scheme for weaker section.

6. In exercise of the powers conferred under sub-section (1) read with clause (e) of sub-section(2) of section 116 of The Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, (AP Act No.5 of 2016), Government hereby authorize the Visakhapatnam Urban Development Authority, Visakhapatnam to undertake the exercise of land pooling for lands mentioned in the table at para (4) above to an extent of Acs.149.77 Cents in Kommadi and Paradesipalem Villages of Visakhapatnam Rural Mandal for development, as per the Visakhapatnam Urban Development Authority Development Land Pooling Scheme (Formulation and Implementation) Rules, 2016" issued vide G.O. 1st read above.

7. The following ratio of land will be allotted between the VUDA, Visakhapatnam and individual for the proposed Land Pooling Scheme:-

LAND		
	Developer Share	Individual Share Residential (Sq.Yds)
(1) Assignees	1520	900
(2) Encroachers in un- objectionable Government lands	1970	450
(3) Encroachers in objectionable Government lands	2170	250

8. Further, the Government hereby appoint Vice-Chairman, Visakhapatnam Urban Development Authority as competent authority under Section 29 (i) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

9. The assignees have voluntarily come forward to surrender the lands to Government. On such surrender, the lands will become Government lands and the District Collector will handover these lands to VC, VUDA, who is the authority under the land pooling. In turn, the assignees will be given either developed plots or cash as compensation as per the existing norms.

10. Government hereby direct the District Collector, Visakhapatnam District to alienate Government lands falling within the proposed LPS area to Visakhapatnam Urban Development Authority immediately.

11. The Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam shall develop the lands mentioned in the table at para (4) above to an extent of Acs.149.77 Cents in Kommadi and Paradesipalem Villages of Viskahpatnam Rural Mandal and allot the developed land to the individuals (Assignees, POTs/ eligible encroachers) as per their share. The remaining part of developed land shall be handed over to the GVMC, so as to enable them to utilize the same for the purpose of Housing Scheme for weaker section, after keeping 25% of developed land with VUDA to meet the expenses of the development.

12. In the instant case, the lands are basically Government lands. Some are assigned to eligible beneficiaries and the balance are encroached. Hence the process of land poling will be different from that of general land pooling, where the major extents belongs to private pattadars.

13. As the basic survey has already been completed in this case, the process involves the following steps with timelines:-

Sl.No.	Action to be taken up	Time line
1	Notification of land poling	(15) days
2	Verification of possession w.r.t. various documents and local enquiry	(15) days
3	Issue of LPOCs	(7) days
4	Handing over the lands to the SAAP and TIDCO for their projects concerned.	30 th day from the date of notification immediately after enquiry
5	Development of infrastructure	(3) Months
6	Handing over the developed plots to the holders of LPOCs	After (5) months from the date of notification.

14. VUDA shall prepare the layout immediately after the completion of the notification period i.e., after (15) days and shall complete the same within (15) days. Thereafter, VUDA may take three (3) months time to complete the development of basic infrastructure in the layout. In the meanwhile, immediately after the completion of the preparation of the layout, the earmarked land for Housing shall be handed over to GVMC i.e., after 30 days from the date of notification.

15. While doing the enquiry, the District Administration shall take sufficient precautions and care in identifying the other occupants, other than assignees, with reference to 4C village account, other village accounts, Government records and other recorded proof. Even in case of POT, only the eligible purchases are eligible for allotment of developed plot. In brief, only the eligible occupants, the eligibility of them has to be ascertained as per the guidelines and instructions issued by the Revenue Department in this regard from time to time, will be eligible for allotment of developed plots.

16. The entire exercise of land poling shall be done under the supervision of District Collector, Visakhapatnam, and shall be completed within (6) months.

17. Accordingly, the Collector, Visakhapatnam District and Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam shall take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The District Collector, Visakhapatnam
The Vice Chairperson, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner, GVMC, Visakhapatnam.

Copy to:

The PS to Principal Secretary to Chief Minister
The OSD to Minister for MA&UD.
The PS to Principal Secretary to Government, Revenue Department
The PS to Principal Secretary to Government, MA&UD Department.
SF/SC.

//FORWARDED:: BY ORDER//

SECTION OFFICER